

## Modern new building: ground floor flat with garden and communal salt water pool

07639 Sa Ràpita (Spanien), Ground floor apartment - for sale

CCC-Ref.: U-0012-B1-0B



Living area approx.: 95 m<sup>2</sup> - Rooms: 3 - Purchase Price: 490,000 EUR



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CCC-Ref.	U-0012-B1-0B
Types of properties	Apartment, Ground floor apartment
Address	07639 Sa Ràpita Mallorca Spanien
Floor	Ground floor
Living area approx.	95 m <sup>2</sup>
Usable area approx.	150 m <sup>2</sup>
Balcony/terrace area approx.	56 m <sup>2</sup>
Garden area approx.	55 m <sup>2</sup>
Rooms	3
Bedrooms	2
Bathrooms	2
Balconies	1
Terraces	1
Year of construction	2024
State	First occupancy
Equipment	gehoben
Available from	11.2024
Total parking spaces	1
Type of pitch	Carport
furnished	no
Area	Residential area
Surroundings	Pharmacy, Bus, Shopping facilities, Harbour, Hotels, Close to the sea, Close to the beach, Residential complex, Residential area
Equipment / Characteristics	Abstellraum, Air-conditioned, Balkon, Bidet, Carport, Dusche, Einbauküche, Garden, Garten/Gartennutzung, Stone floor, Swimmingpool, Tageslichtbad, Terrasse



Buyer's commission	When a contract is signed, the commission is paid by the vendor
Purchase Price	490,000 EUR

## Object description

This special residential complex consists of 69 residential units spread over 9 buildings. This first floor apartment is planned with 2 bedrooms and 2 bathrooms, one of which is en suite. The apartment has a constructed area of approx. 95 m<sup>2</sup>. The elegant living and dining area and the fitted kitchen in a modern design with white base units and high-quality Bosch or similar appliances round off the room layout. The air conditioning (hot/cold) and underfloor heating in the bathrooms ensure a pleasant living ambience at all times. The highlight of the apartment are the large covered terraces with adjoining garden, to enjoy the sun. Each apartment has an outdoor parking space and a storage room. There is a pre-installation for an electric charging station if you already have an electric car or would like to opt for one.

The residential complex boasts a beautiful communal outdoor area with lawns, hedges and trees. Another special feature is the communal saltwater pool with outdoor shower in the middle of the complex and the fitness room.

Please feel free to arrange a viewing appointment with us.

## Equipment

Public water and electricity supply; armoured flat door with security lock; aluminium windows with insulating double glazing (various opening types); aluminium louvres depending on the location of the flat; aluminium shutters in the bedrooms; flooring: Large format porcelain stoneware tiles; Fitted kitchen with white base units, quartz worktop, electrical appliances such as induction hob, extractor bonnet, filter unit and electric oven, stainless steel sink (Bosch brand or similar) and a Hansgrohe mixer tap; Bathroom with underfloor heating and white fittings; Fitted wardrobes in white; Water heating via communal aerothermal system; Air conditioning by heat pump (hot/cold); ventilation system; garden terrace with electricity and water connection; automatic gates; outdoor parking space with pre-installation for charging electric vehicles under pergola with solar panels; saltwater communal pool; fitness room; outdoor area with trees, hedges, lawn and paved footpaths.

## Other

Additional costs for the buyer:

- 10 % IVA (VAT) on the purchase price - one-time.
- 1,5 % stamp duty (AJD - Impuesto sobre Actos Jurídicos) - on the purchase price - one time.
- Notary fees
- Fees for the entry in the land register - one-time.
- Settlement fee for a lawyer/translator - one time.
- Meter registration (electricity/water/gas) - one time.
- Electricity, water and gas costs according to consumption.
- Property tax and rubbish fees - annually.
- House fees, according to the resolution of the new owners' association.

\*The constructed area is the floor area according to Northern European understanding. We do not yet have the living space information at this point in time.

Please note: when purchasing a new-build property, you do not pay land transfer tax, but you do pay 10% value added tax (IVA). In addition, there are approx. 3 % costs for a notarisation tax, land registry and notary fees, i.e. approx. 13 % in total.



Conditions and liability clause:

We will give the definite address only by viewing the real estate. Thank you for your understanding

The property can be visited by appointment

Phone: +34 971 566 178

Mob: +34 682 755 801 (also WhatsApp)

E-mail: [contact@ccc-real-estate.com](mailto:contact@ccc-real-estate.com)

Office opening hours:

Monday - Thursday: 10:00 - 18:30

Friday: 10:00 - 17:00

Appointments outside the opening hours upon previous arrangement.

Further interesting offers at [www.ccc-real-estate.com](http://www.ccc-real-estate.com)

These details are based on information provided by the owner/property developer. Canaima Concept & Consulting, S.L. (CCC REAL ESTATE) does not guarantee the completeness, accuracy and timeliness of this information. Subject to error and prior sale.

The resulting purchase costs incurred when purchasing a property in Spain (land transfer tax, / possibly VAT, notary fees, administration fee and land register costs) are to be paid by the buyer. The broker's commission is to be paid by the seller.

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## Energy certificate

Energy certificate type	Verbrauchsausweis
Building type	Residential building
Year of construction	2024



## Location

This exclusive residential complex is located in the south of the island, near the very popular beach Es Trenc (approx. 2.5 km). The complex impresses with its extremely quiet location, far away from mass tourism, surrounded by the beautiful nature of Mallorca, between S'Estanyol and Sa Ràpita. From here you can quickly reach Llucmajor and Colonia Sant Jordi, where you can enjoy numerous sports and leisure activities, restaurants, beach bars, harbours and a wide range of cultural activities. A special excursion destination is the small island of Cabrera - a beautiful little national park just a boat ride away. Discover unspoilt beaches and hidden coves in the surrounding area. The airport is only about 30 minutes away by car and Palma can be reached in about 40 minutes by car.





Bedroom



Garden



Bathroom with window



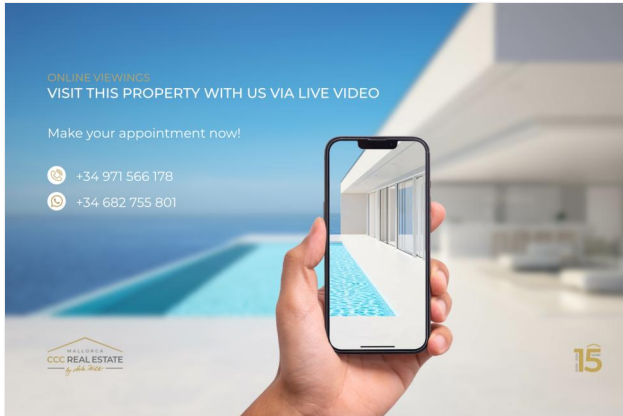
Fitted kitchen and...



...livingroom and dining area



View of the complex



Online viewing



Community pool area



Parking with electrostation



Residential complex